

**MONTVERDE TOWN COUNCIL  
REGULAR MEETING MINUTES  
AUGUST 13, 2024**

**MEMBERS PRESENT**

**Joe Wynkoop, Mayor  
Jim Peacock, Vice Mayor  
Jim Ley Councilmember  
Allan Hartle, Councilmember  
Carol Womack, Councilmember**

**STAFF PRESENT**

**Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Sandra Johnson, Town Clerk**

**Attendance: 62**

**CALL TO ORDER AND OPENING CEREMONIES**

The mayor called the meeting to order and lead the Pledge of Allegiance.

**PRESENTATION AND ADMINISTRATIVE MATTERS**

Doug Shield's County Commissioner addressed the Council regarding the State of the County.

**CITIZENS QUESTION/COMMENT PERIOD**

Brad Long, Montverde Academy reminded everyone that tomorrow is the first day of school and to be aware of the children. Please be patience with traffic patterns, we always have issues the first week of school while everyone adapts.

Bob Tomlinson, 16634 Magnolia Terrace, addressed the council regarding a new septic system NextGen which is being introduced in Florida.

Bryan Nelson, 17121 Broad Street, Mother Madison lived in Montverde for years on Tangerine Court before entering memory care 5 years ago. Would like permission to allow her cremains to be buried in the Town Cemetery. Her granddaughter Tiffany is buried in the cemetery.

Mayor Wynkoop asked the Town Attorney if she was allowed to be buried because her granddaughter is buried there.

Town Attorney Geraci-Carver said no, the charter only addresses, husband, wife, son, daughter.

Mayor Wynkoop stated he did not have a problem allowing her to be buried and made a motion to allow Norma Madison to be buried in town cemetery. Councilmember Ley seconded. Interment approved 5-0.

Randy Ellman, 16603 Lowry asked if all actions on the eminent domain had been stopped regarding the Hunt property?

Town Attorney Geraci-Carver stated yes.

## **DEPARTMENT & COMMITTEE REPORTS**

### **Town Manager Larino's Report.**

All action on the Wastewater Treatment plant has been canceled. The RFP has been terminated.

Public works is working hard on the sprinklers in Kirk Park and the dog park. Will be closing the dog park in the next week or so to install sprinklers and sod. Will probably be closed until the end of September.

Library building is moving along

79 days to Montverde Day and Trunk or Treat.

Vice Mayor Peacock stated, please don't overwork yourself and your staff.

### **Town Attorney Geraci-Carver Report.**

Finalizing the new law summary for you will present to you soon.

### **Town Planner Parks Report.**

We are changing comprehensive plan and will have this to you sometime in September or October.

### **Lake County Commission Report.**

August 20, 2024 election day don't forget to vote.

ISBA will be heard by Minneola Sept 3<sup>rd</sup> at 630 pm

### **Lake County Fire Department**

Chief David Kilbey gave a summary of the state of the county fire department and updates on the construction of Fire Station 85.

### **Town Council Reports.**

Councilmember Hartle stated that DOT has started on the Fosgate bridge over the turnpike again.

What is the status on new signs for the Town.

The light on the flag outside of town hall is burned out.

Councilmember Ley stated the Councilmember Hartle is a man of principle.

funeral of fallen Sheriff's deputy was beautifully done.

Councilmember Womack wanted to thank the Public Work employees – they are working so hard in this heat.

Vice Mayor Peacock stated the lights on the water tower are out.

Town Manager Larino stated we have a maintenance crew looking at that something is tripping the GFI.

Mayor Wynkoop Report.

We have done some research on lowering the water rate and it looks like we will be able to offer a 10% reduction in water rates starting in October and would like to freeze the base rate through 2025.

In process of agreement with the Hills of Montverde (25 acres – 93 homes) regarding the water tank.

Town Manager Larino stated we are finalizing an agreement with the Hills of Montverde, they will connect to the Town’s water lines. They are giving us their 100,000 gallon water tank which will use for irrigation use.

Andrea Young 16326 Florence Oak, please clarify how many homes are in the Hills.

Mayor Wynkoop, 25 acres and 93 homes. Will have their own sewer plant.

Randy Ellman, 16603 Lowry Road, why did they allow this subdivision.

Town Planner Parks it was part of the future land use and has entitlements.

Town Manager Larino the Town Attorney just got a message that Clermont City Council has just approved the ISBA.

Kelly Moore, 17029 Florence view Drive, how can the Hills of Montverde fit a plant on their property?

3 votes to change the Comp Plan, would like a referendum 2025 elections to change the charter to make it 4 out of 5 can be change.

**JULY FINANCE REPORT**

Beginning Bank Balance	\$ 5,155,571.57
Revenues	\$ 576,459.48
Expenditures	\$ 686,146.24
Ending Balance	<u>\$ 5,045,884.82</u>
Grant Clearing Account	\$ 5,656,302.43
Total Bank Balance	\$ 10,296,598.91

## **CONSENT AGENDA**

Minutes of the Town Council Regular Meeting held July 9, 2024.

Minutes of the Town Council Special Meeting held July 30, 2024.

Councilmember Ley made a motion to approve the consent agenda items. Councilmember Womack seconded. Consent agenda approved 5-0.

## **DISCUSSION AND ACTION ITEM**

### **Stormwater Capital Project update**

Town Manager we have \$2,400,000 in grant money for Stormwater Improvements. This will include Lakeside Drive from 7<sup>th</sup> to 3<sup>rd</sup>, remap of detention and widening of road, we are close to getting ready to bid. Truskett park need at underground water storage, detention hopefully by the spring.

Florence Lake Park will get some baffle boxes. There are other projects that are part of this improvement. And looking at doing something in the downtown area.

### **Consumptive Use Permit**

We are continuing to work on renewing the permit for the amount of water usage from the Upper Floridan aquifer. Water conservation policy is being addressed. They want to know the what is being done to start using reuse water. Smaller irrigation wells in town.

### **Discussion on Code Red**

Mayor Wynkoop explained why we were using Code Red.

Town Manager Larino explained the town uses this service in the event of an emergency. The county offers this same type of service at no charge to the municipality. Council would like to move forward with this.

## **PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**Ordinance No. 2024-38** An Ordinance of the Town of Montverde, Florida, amending the Town of Montverde Land Development Code to include Public Notice requirements for Land Development applications and amending various sections in the Town of Montverde Land Development Code to be Consistent with the Public Notice requirements adopted herein; providing for codification and severability; providing for the repeal of ordinance in conflict herewith; and providing for an effective date. **(First Reading)**

Town Attorney Geraci-Carver read Ordinance No. 2024-38 by title only.

Mayor Wynkoop this is in regard to the Land Development Code advertisement.

Town Manager Larino stated this is to make it easier to find the public notice requirements for different land development code changes. It will all be in one place not spread throughout the code.

Mayor Wynkoop opened the public hearing.

Joe Morganelli, 16535 Highland, would like to have 600 feet instead of 300 feet seems for the notifications

Jim Oliveri, 11727 Sugar Pine, during the Osgood hearing the 300 feet will cover an entire neighborhood. Mayor Wynkoop closed the public hearing.

Mayor Wynkoop asked if the council wants to change from 300' to 600'.

Vice Mayor Peacock moved to amend Ordinance 2024-38 to change 300' to 600' area notice for property owners. Councilmember Hartle seconded. Approved 5-0.

**Ordinance No. 2024-39** An Ordinance of the Town of Montverde, Lake County, Florida; relating to the regulation of the operation of golf carts on public streets within the Town of Montverde; amending Chapter 24 or the Montverde Code of Ordinances; providing for repeal of all conflicting ordinances; providing for severability and providing for an effective date. **(Staff Request this item to be Tabled)**

Town Attorney Geraci-Carver read Ordinance No. 2024-39 by title only.

Town Manager Larino stated staff would like this item tabled.

Mayor Wynkoop moved to table Ordinance No. 2024-38. Councilmember Ley seconded. Ordinance No. 2024-38 tabled 5-0.

**Ordinance No. 2024-40** An Ordinance of the Town Council of the town of Montverde, Florida, adopting amendment to the Interlocal Service Boundary Agreement; repealing Ordinance No. 2023-36; and providing for an effective date. **(Second Reading)**

Town Attorney Geraci-Carver read Ordinance No. 2024-40 by title only.

Mayor Wynkoop stated this is the ISBA amendment that is needed after the county made an amendment.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Ordinance.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to approve Ordinance No. 2024-40. Vicew Mayor Peacock seconded. Ordinance No. 2024-40 approved 5-0.

**Resolution No. 2024-123** A Resolution of the Town Council of the Town of Montverde, Lake County, Florida approving amendment to agreement relating to provisions of library services between Lake County, Florida and the Town of Montverde to extend the agreement for an additional twelve-month period expiring on September 30, 2025; providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2024-123 by title only.

Town Manager Larino stated this is the interlocal agreement for Lake County to provide funding for the library services operating cost.

Mayor Wynkoop opened the public hearing.  
No one spoke in favor of or against the Resolution.  
Mayor Wynkoop closed the public hearing

There was brief discussion.

Councilmember Hartle moved to approve Resolution No. 2024-123. Councilmember Womack seconded. Resolution No. 2024-123 approved 5-0.

**Resolution No. 2024-126** A Resolution of the Town Council of the Town Of Montverde, Florida, Approving the first amendment to Lake County Water Authority Stormwater Grant Program Agreement to fund the Town Of Montverde Stormwater improvements which extends the project term until June 15, 2025 and designating a Lake County Water Authority Grant Manager; Authorizing the Town Manager to execute the First Amendment; Providing assurances; and providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2024-126 by title only.

Town Manager Larino stated this is extending the deadline date for the stormwater grant from Lake County Water Authority.

Mayor Wynkoop opened the public hearing.  
No one spoke in favor of or against the Resolution.  
Mayor Wynkoop closed the public hearing

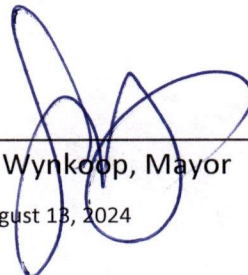
There was brief discussion

Councilmember Ley moved to approve Resolution No. 2024-126. Councilmember Hartle seconded. Resolution No. 2024-126 approved 5-0.

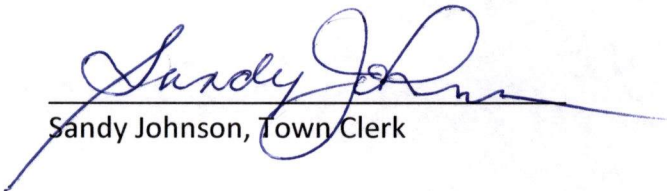
**REMINDERS AND ADJOURNMENT**

Any further business from Town Manager or Councilmembers  
There will be a workshop on August 28<sup>th</sup> at 6:30 p.m.

Mayor Wynkoop moved to adjourn.  
Councilmember Womack seconded.  
Meeting adjourned at 8:52 p.m.

  
\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:



Sandy Johnson, Town Clerk